

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 11, 2014**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Bryan Richter
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, September 11, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Baldree was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 12 and 13 have been withdrawn.
2. Boy Scout Troops 6 and 226 are in attendance.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the August 14, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. None of the Commissioners requested an item pulled for separate discussion.

BONDS:

3. **Arrington Retreat Amenity Center** – Maintenance Bond for Landscaping - \$6,150.
Recommendation: Release the bond.
4. **Belle Vista, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$243,000.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Chardonnay, Section 1** – Performance Bond for Off-Site Water - \$160,000.
Recommendation: Convert to Maintenance in the amount of \$16,000 and extend for a period of one (1) year.
6. **Gateway Church** – Maintenance Bond for Landscaping - \$11,200.
Recommendation: Release the bond.
7. **Mint Springs Farm** – Maintenance Bond for Landscaping - \$4,000.
Recommendation: Release the bond.

8. **Silver Stream Farm, Section 4B** – Performance Bond for Water - \$65,000.
Recommendation: Release the bond.
9. **The Grove, Section 1** – Performance Bond for Landscaping - \$76,065.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR BRENDA FLOYD LOVETT LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 6 LOTS ON 31 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2014-422)

Staff recommends approval with the following stipulations:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Murdic seconded the motion, which passed by unanimous vote.

CONCEPT PLAN:

ITEM 11

CONCEPT PLAN FOR HENRY BEARD SMALL MAJOR SUBDIVISION, CONTAINING 3 LOTS ON 8.64 ACRES LOCATED OFF DAVIS HOLLOW ROAD IN THE 9TH VOTING DISTRICT (1-2014-202)

Mr. Sweet reviewed the background (see Staff report) stating the Final Plat shall require submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

There were no comments.

No vote was required.

ITEM 12

CONCEPT PLAN FOR WEATHERFORD ESTATES, CONTAINING 17 LOTS ON 48.67 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT (1-2014-201)

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 13

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 8, CONTAINING 53 LOTS ON 67.02 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2014-303)

This item was withdrawn.

FINAL PLATS:

ITEM 14

FINAL PLAT REVIEW FOR DUNBLANE, CONTAINING 16 LOTS ON 13.65 ACRES LOCATED OFF N. BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT (1-2014-423)

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the following stipulations:

1. The posting of a Performance Bond in the amount of \$406,000 for roads, drainage, and erosion control;
2. The posting of a Performance Bond in the amount of \$96,623 for water improvements as specified by Mallory Valley Utility District;
3. The posting of a Performance Bond in the amount of \$70,000 for sewer improvements as specified by Berry's Chapel Utility, Inc./Harpeth Wastewater Cooperative.
4. The posting of a Performance Bond for Landscaping in the amount of \$29,920;
5. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed by unanimous vote.

ITEM 15

FINAL PLAT REVIEW FOR HIDDEN HILLS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 31.24 ACRES LOCATED OFF SPRINGHILL –DUPLEX ROAD IN THE 2ND VOTING DISTRICT (1-2014-413)

Mr. Sweet reviewed the background (see Staff report) recommending approval of this request with the following stipulations:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;

2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 16

FINAL PLAT REVIEW FOR BRENDA FLOYD LOVETT SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL) CONTAINING 6 LOTS, ON 31 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2014-422)

This item was on the Consent Agenda.

ITEM 17

APPROVAL OF THE PLANNING COMMISSION MEETING SCHEDULE FOR 2015

Mr. Horne recommended approval of the 2015 Planning Commission Schedule.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:12 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 9, 2014

_____ CHAIRMAN JOHN LACKEY